

001-613-251-1701887
RIVERS

11.00

BOOK 687 PAGE 680

THIS INDENTURE, made by and between DONALD E. MARSH and wife, MARILYN E. MARSH

party of the first part; Thomas F. Baker, IV
FIRST TENNESSEE BANK, MEMPHIS, TENNESSEE

party of the third part, WITNESSETH:

That, for and in consideration of One Dollar cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of securing the payment of the indebtedness described, the party of the first part does hereby convey and warrant unto the party of the second part, as Trustee, and his successors in trust, the following described real estate situated in this County of DeSoto and State of Mississippi, to-wit:

Northwest Quarter of the
25.20 acres, more or less, situated in the Southwest quarter of Section 27, Township 2 South, Range 9 West, DeSoto County, Mississippi, and being more particular described as beginning at an iron pin in the center line of Baker (Pond) Road; thence Southwestwardly around an internal angle of 88° 3' 20" 1449 ft. to an iron pipe; thence Southeastwardly around an internal angle of 90° 1135 ft. to an iron pipe; thence Northeastwardly around an internal angle of 90° 520 ft. to an iron pipe; thence Northwestwardly around an internal angle 90° 620 ft. to an iron pipe thence Northeastwardly around external angle of 90° 962 ft. to an iron pin in the center line of Baker (Pond) Road; thence Northwardly around an internal angle of 102° 53' 148 ft. to an iron pin in the center line of Baker (Pond) Road; thence Northwardly around an internal angle of 155° 21' 40" 301.05 ft. to an iron pin in the center line of Baker (Pond) Road; thence North with the center line of Baker Road 94.2 ft. to the point of beginning and containing 25.20 acres, more or less.

(See attached Rider for additional provisions.) STATE MS.-DE SOTO CO. J.K.
FILED J.K.

FEB 3 10 29 AM '94

This conveyance is made in trust, however, to secure the payment of \$*25,000.00* evidenced by the following promissory notes of even date herewith: one note in the amount of \$*25,000.00*, payable to the order FIRST TENNESSEE BANK, executed by the party of the first part, payable in 60 consecutive monthly installments, payable on the 24 day of each month beginning January 24, 1994 19 94, with interest as stated in said note.

4.71cc. 272-9
Partial Release of this Instrument Recorded in
Real estate TID Book
No. 856 Page 703
This 17 day of Sept 19 96
W.E. Davis Clerk
B. Cleveland

STATE MS.-DE SOTO CO. J.K.
FILED JAN 10 11 52 AM '54

and any further sums which the party of the third part, or any holder or holders of the notes hereby secured may advance to take care of taxes, insurance, or prior encumbrances on the above described real estate, or any part thereof.

The party of the first part agrees to keep all of the taxes and special assessments on the above described land paid, and if he fails so to do, the holder or holders of the above described notes may pay said taxes and assessments and the amounts so paid, with interest at the rate of eight per cent per annum from date of payment to date of reimbursement, shall become a part of the indebtedness secured hereby.

The party of the first part agrees to keep the improvements on said property in a good state of repair, and to insure the same against loss by fire and tornado in some responsible insurance company approved by the party of the third part, or his assigns, for the insurable value thereof, with a regulation mortgagee's subrogation clause attached to each policy making said insurance payable in case of loss to the party of the third part as his interest may appear, and to deliver the policy or policies and renewal receipts therefor to said party of the third part. In case of the failure of the party of the first part to keep said buildings so insured, the party of the third part, or his assigns, may effect such insurance and the amount so paid, with interest at the rate of eight per cent per annum from date of payment to date of reimbursement, shall become a part of the indebtedness secured hereby.

NOW, THEREFORE, if the party of the first part shall pay all of the indebtedness secured hereby this conveyance shall be null and void and shall be released at his expense, but if said party of the first part shall fail to pay said notes, or any of them, or any part thereof, or the interest thereon, when due, or shall fail to pay the taxes and special assessments on said property prior to the date of sale thereof for delinquent taxes, or shall fail to pay all items due on account of insurance as provided herein, then all of the indebtedness secured hereby shall, at the option of the holder or holders of said notes, become due and payable, and the party of the first part hereby authorizes and fully empowers said trustee, or any successor in trust, upon any such default to proceed to sell the property hereinabove described to pay the amount then due hereunder. The sale of said real estate shall be made at the front door of any Court House in the County where any of said real estate is situated at the time of the sale, within legal hours, at public outcry to the highest bidder for cash, after the acting trustee has given notice of the time, place and terms of said sale according to the laws of the State of Mississippi governing sales of lands under trust deeds in force at the time the publication of said notice is begun. The acting trustee may sell said property without taking possession of the same, and is authorized to appoint an agent and auctioneer to make such sale in his absence, which sale shall be as valid as if made by said trustee.

From the proceeds of said sale the acting trustee shall first pay the cost of executing this trust, including a reasonable fee for himself and his attorney; then he shall pay any sums advanced by the party of the third part on account of taxes or insurance on said property; then he shall pay any balance of principal and interest which shall be due on the indebtedness secured hereby; and if any balance then remains in his hands he shall pay the same to the party of the first part, his heirs or assigns.

The party of the third part, or any holder of the above described notes, may at any time appoint another Trustee in the place and stead of the party of the second part, or any successor or successors in trust.

If more than one person joins in this instrument as party of the first part, it is agreed that whenever the words "party of the first part" occur they are to read as if written "parties of the first part."

Witness the signature of the party of the first part, on this the

Cindy Hunt
Cathy Giffy

24th day of December 19 93
Donald E. Marsh
DONALD E. MARSH
Marilyn E. Marsh
MARILYN E. MARSH

STATE OF TENNESSEE
COUNTY OF SHELBY } ss.

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named
DONALD E. MARSH and wife, MARILYN E. MARSH

who acknowledged that He signed and delivered the foregoing trust deed on the day and year therein mentioned as
voluntary act and deed.

Given under my hand and seal this the 24 day of December, 1993



My Commission expires: Sept. 17, 1996

Michael A. Fearnley
Notary Public.

Grantor's Mailing Address
1453 Baker Road
Lake Cormorant, MS 38641

This instrument prepared by:
Michael A. Fearnley, Attorney
6363 Poplar Avenue, Suite 108
Memphis, Tennessee 38119
(901) 685-2500

Compliments of
Mid South Title Insurance Corporation
One Commerce Square
Memphis, Tennessee

TRUST DEED

FROM

TO

FOR THE USE OF Trustee

STATE OF MISSISSIPPI

County of _____ } ss.

I, _____ Clerk

of the Chancery Court and ex-officio Recorder
for the County and State aforesaid, do hereby
certify that the within instrument of writing
was filed for record in my office on the _____

day of _____ A.D. 19____

at _____ o'clock _____ M., and has been this day

duly recorded in Trust Deed Record _____

Page _____

WITNESS my hand and official seal, this

_____ day of _____ 19____

Clerk.

TITLE INSURANCE is the only guaranteed
protection against real estate title losses.

Rd 1100
SW
1st Jan